



Flat 62, The Brewhouse, 8 Royal William Yard, Stonehouse, Plymouth, Devon, PL1 3QQ



## Offers Over £260,000



An Impressive, immaculately maintained entrance to Brevhouse offers lift access to all floors with a host of exposed interior features. Located on the second floor, this apartment has plenty of character due to its exposed stone brick walls, wooden beams, and originals pillars. In contrast to the historical features, architectural elements such as the mezzanine floor with glass balustrade overhanging the oak staircase and part of living area give it a sharp and modern feeling.

The ground floor offers a bright, flexible space, with an airy open plan living room parts of which benefits from the double height exposed ceiling, plus a dining area and partly screened kitchen with modern white cupboards, induction hob and a range of integrated bosh appliances. Off The entrance hall is a generous size WC and a useful utility/storage cupboard, housing the boiler, with plumbing for the washing machine.

The Central Staircase leads up to the bedrooms, both of which enjoy vaulted wooden ceilings with electric skylight windows and original beams. The master bedroom to the left has an impressively tall custom door, while the second mezzanine bedroom offers plenty of space of additional storage. The room has flexible possibilities due to its openness. Off the mezzanine, a family size bathroom with bath and shower over, w.c and basin, and large fitted mirror.

Oak floors run throughout the property with porcelain tile in the bathrooms, utility area and kitchen. A modern but character apartment which lends itself to comfortable everyday living or as an exceptional holiday retreat.

### Lease Information

We understand the apartment is held on Lease with 104 years remaining and subject to a service charge of approximately £4200 per year but this is subject to change. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

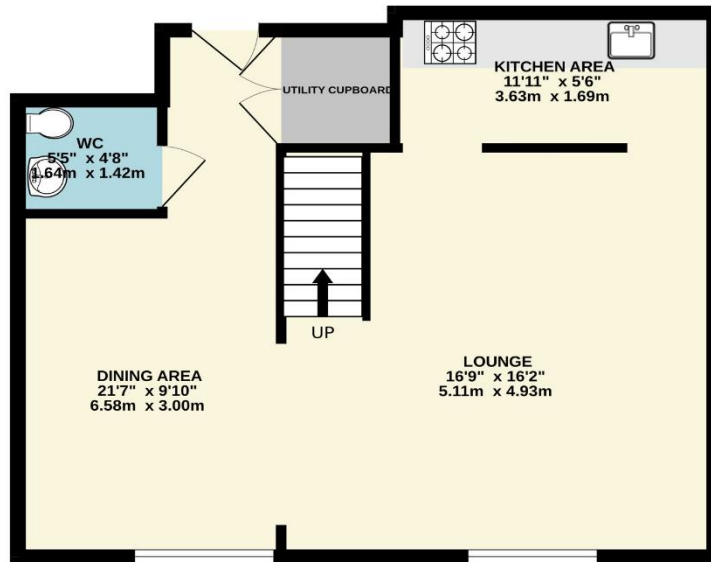
A viewing can be highly recommended of this beautiful apartment.



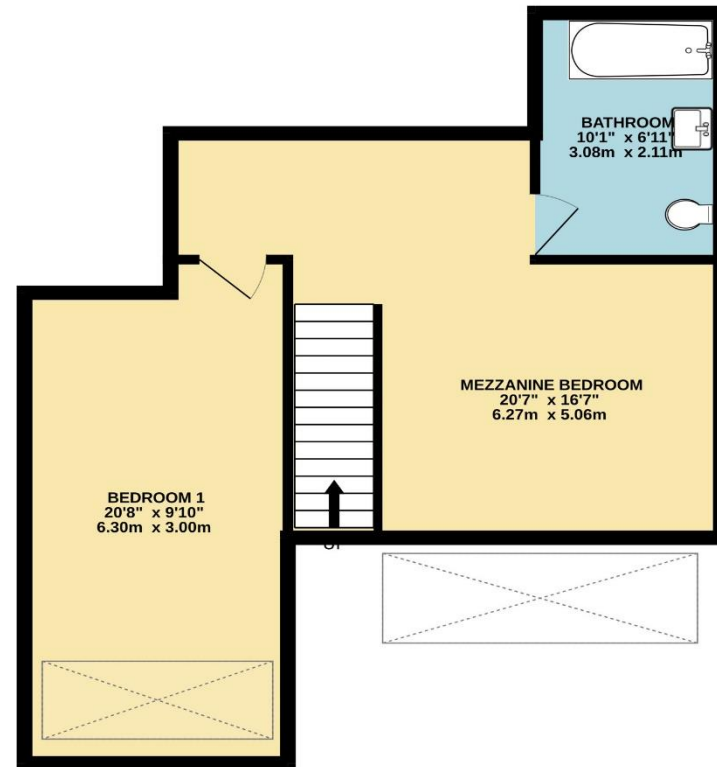
To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).



GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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